

recordation of this Conditional Easement, the previously filed easement is hereby made null, void, and of no effect.

To have and to hold said easement for ingress and egress unto Green Valley First Joint Venture, its successors and assigns, in perpetuity.

It is understood and agreed between the parties hereto that the grant of this easement is conditioned upon Green Valley First Joint Venture sharing pro rata in the cost of maintenance and security for the private road to be constructed. Each person owning a condominium or home on the property of either party hereto will be required to pay an amount equal to his percentage ownership of units which will be determined by one divided by the number of units having been sold. *with. 1/2 of unit*

Such costs as are incurred will be determined by Hunters Ridge Association of Residence Owners, Inc. and billed to each property owner on a monthly basis. In the event any property owner fails to make his payment for these costs when due, then these costs will immediately become a lien on his property, and Hunters Ridge Association of Residence Owners, Inc. is authorized to take such legal proceedings as is necessary to collect any and all sums which may be due.

It is understood and agreed between the parties hereto that the easement herein granted is conditioned upon the homeowners having houses in Green Valley First Joint Venture paying their pro rata share of the costs of maintenance and security as is set out herein, and said easement will take effect only upon the execution of this document.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 12<sup>th</sup> day of May, 1983

In the presence of:

Sue D. Haynie  
[Signature]  
as to Green Valley

[Signature]  
Jean C. Fiddle  
as to Hunters Ridge

GREEN VALLEY FIRST JOINT VENTURE

BY: [Signature]

HUNTERS RIDGE, A LIMITED PARTNERSHIP

BY: [Signature]

